CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

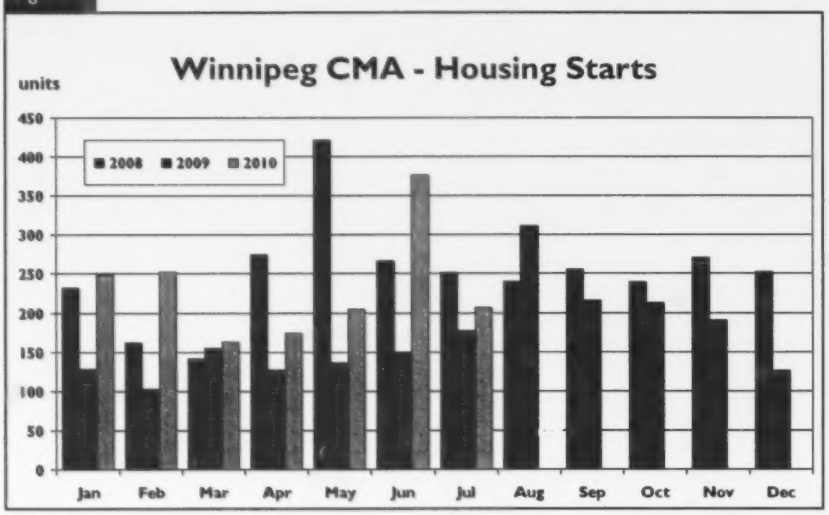
New Home Market

Winnipeg housing starts strong in July

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 664 units in July, up from 177 in the corresponding period last year. That result, driven largely by gains in multi-family construction, represents the seventh consecutive month of year-over-year gains in new housing construction. To the end of July, total starts for the year reached 2,083 units, a considerable increase from the 976 units tallied over the first seven months of 2009.

The Winnipeg CMA recorded 207 single-detached starts last month compared to 165 in July 2009, a 25 per cent increase over the previous year. In addition, the 207 singles initiated in July represents the highest number of singles starts for the month of July since 1989 and the strongest for any

Figure 1



Source: CMHC

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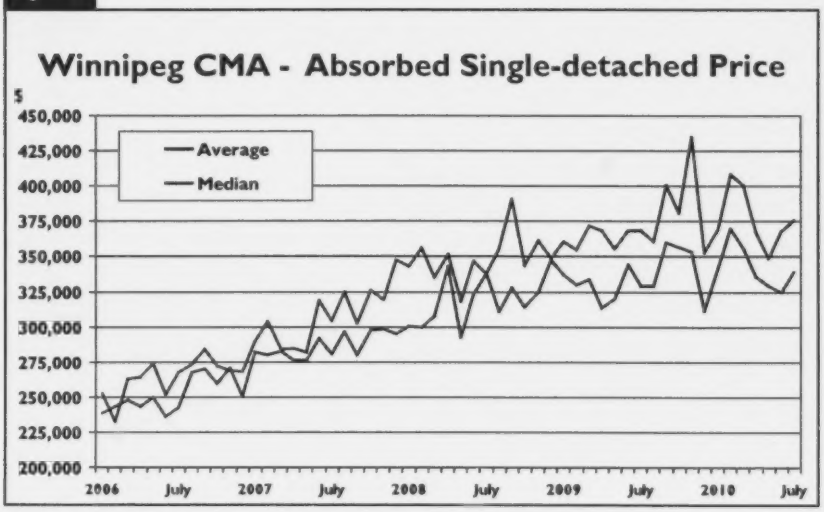
Figure 2



Source: CMHC

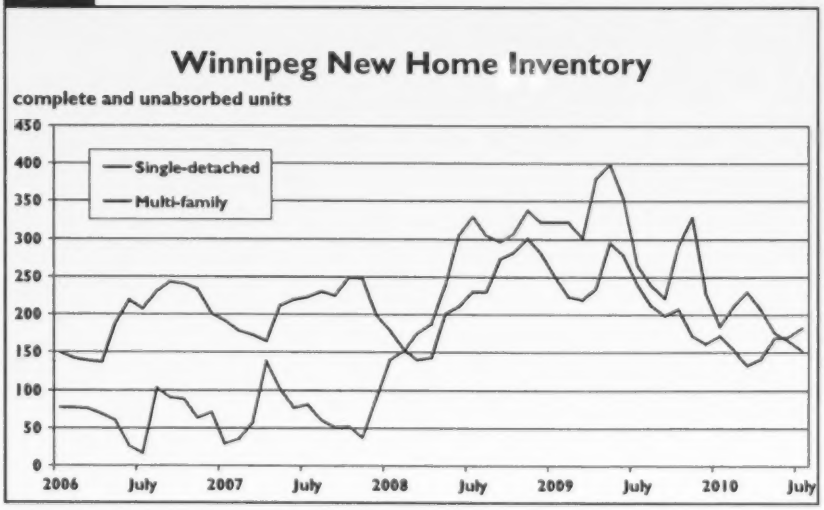
month since January 1990. After seven months, local builders poured foundations for 1,096 single-detached units, 35 per cent more than were tallied over the same period one year prior.

The average price of a new single-detached home absorbed in July was $375,861 up two per cent from the average value reported in July 2009. Across the CMA, single-detached home absorptions were down by 71 units from July 2009. The total supply of single-detached homes, which includes under construction, complete and unoccupied, stands at 1,146 representing a 28 per cent increase from July 2009.

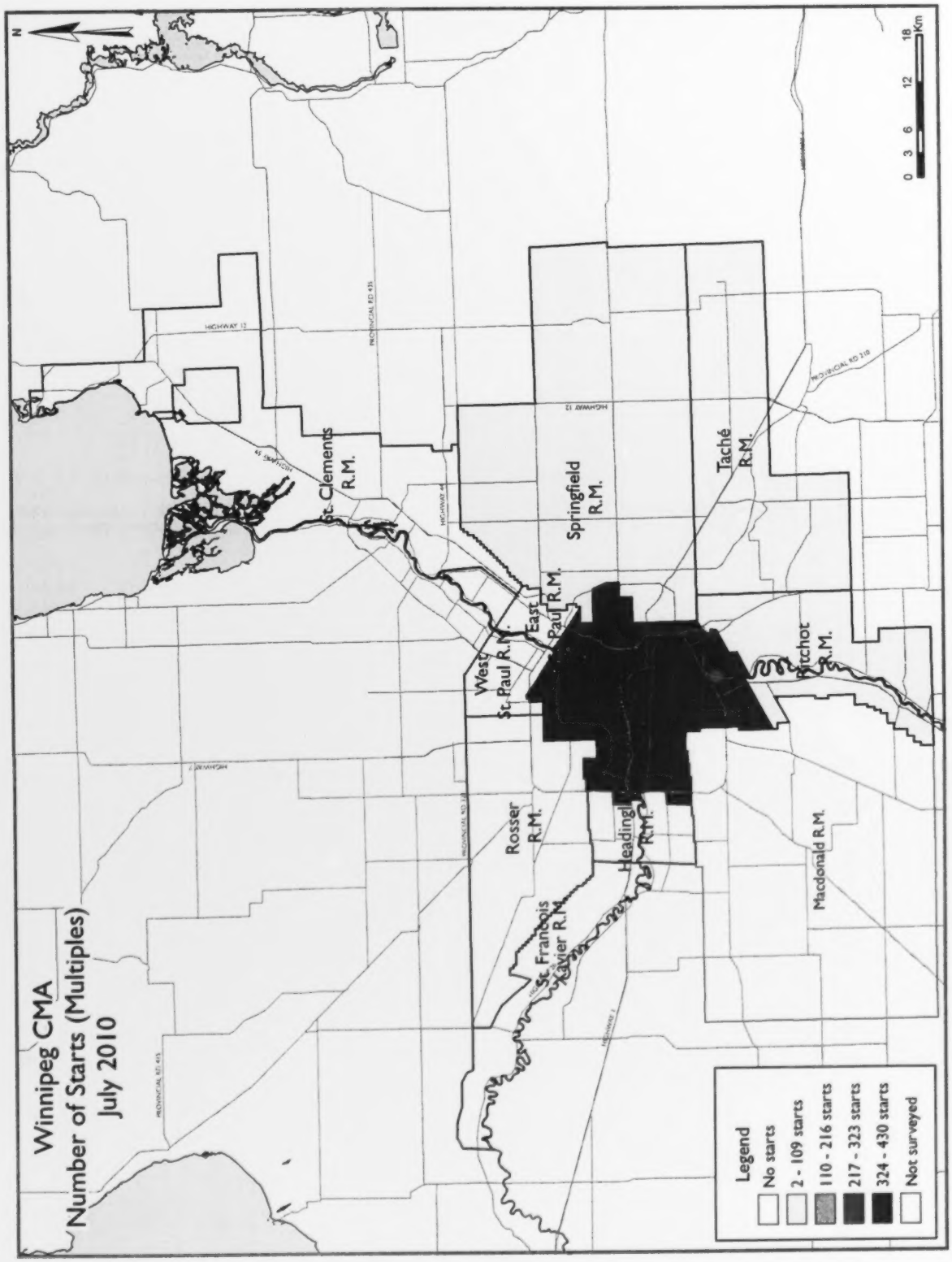
The multi-family sector, which includes semi-detached units, rows, and apartments, continued with increased levels of activity in July. A total of 457 multi-family starts were recorded last month, up from 12 a year earlier. Of those, 391 apartments began construction, the strongest monthly performance since October 2006 when 398 apartment starts were recorded. With Winnipeg experiencing one of the lowest rental vacancy rates in the country, home builders have responded by boosting construction with 656 rental apartment starts in the first seven months of the year. This constitutes the bulk of the 840 apartment units that have been initiated so far this year, and represents a significant improvement over the 89 units initiated a year earlier.

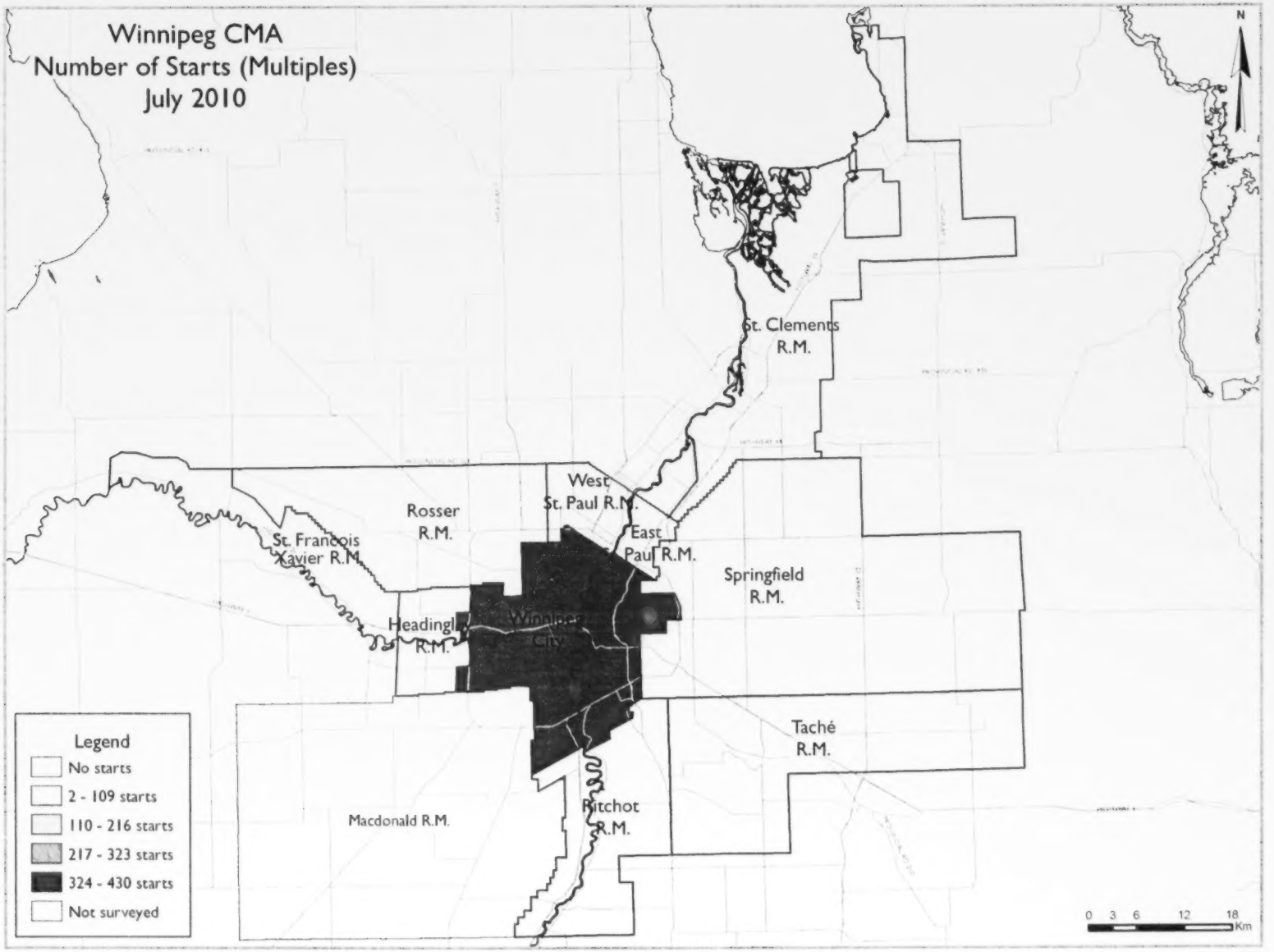
The total supply of multi-family units, including those under construction or completed but not occupied advanced 34 per cent from the previous year, climbing to 1,400 units in July. At 1,248 units in July, the volume of multiples under construction was 61 per cent higher than the previous year. Complete and unabsorbed multiples, meanwhile, totalled 152 units in July, 43 per cent lower than July 2009.

Figure 3



Source: CMHC


Winnipeg CMA
Number of Starts (Multiples)
July 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
2 - 109 starts
110 - 216 starts
217 - 323 starts
324 - 430 starts
Not surveyed



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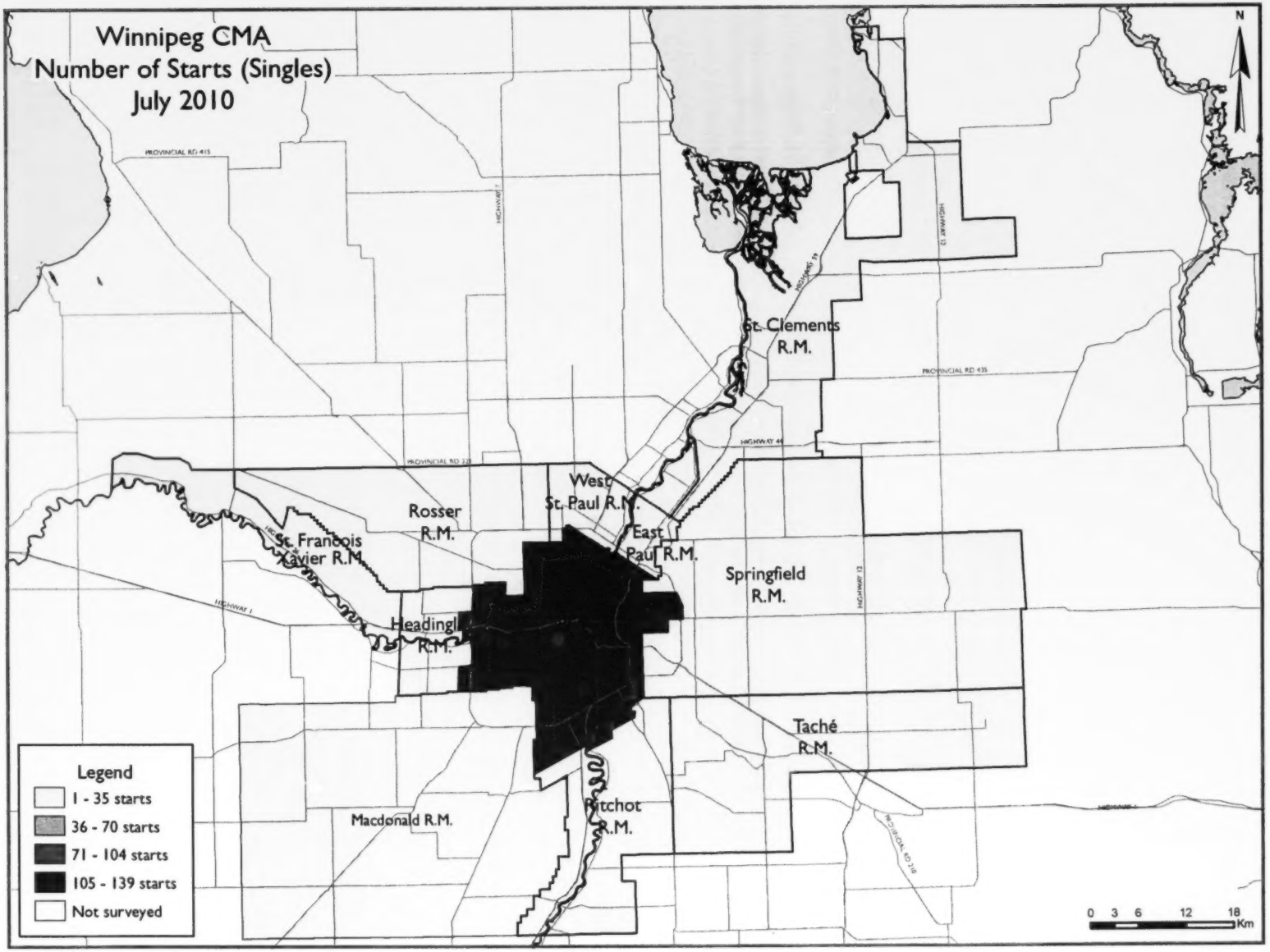
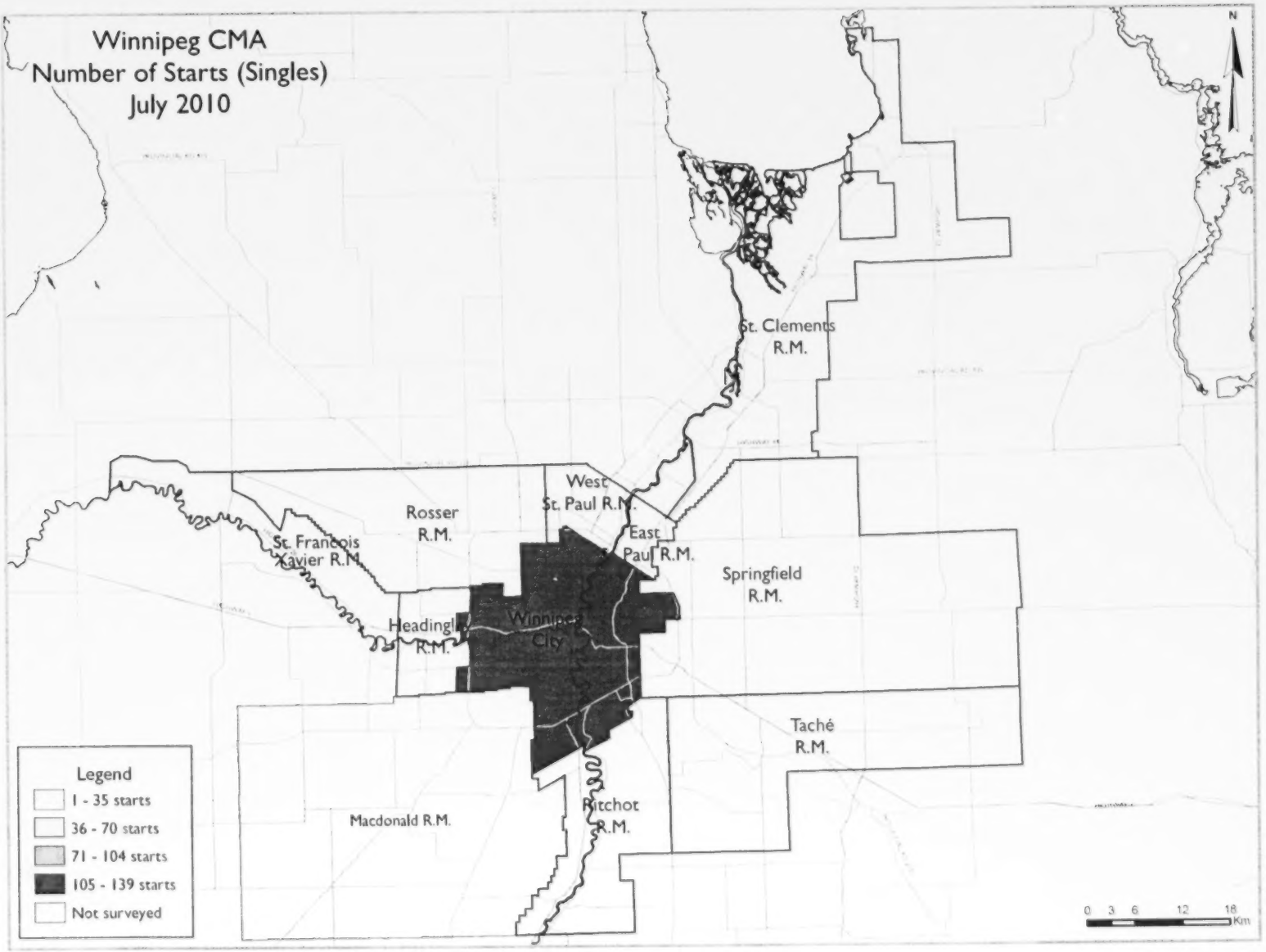
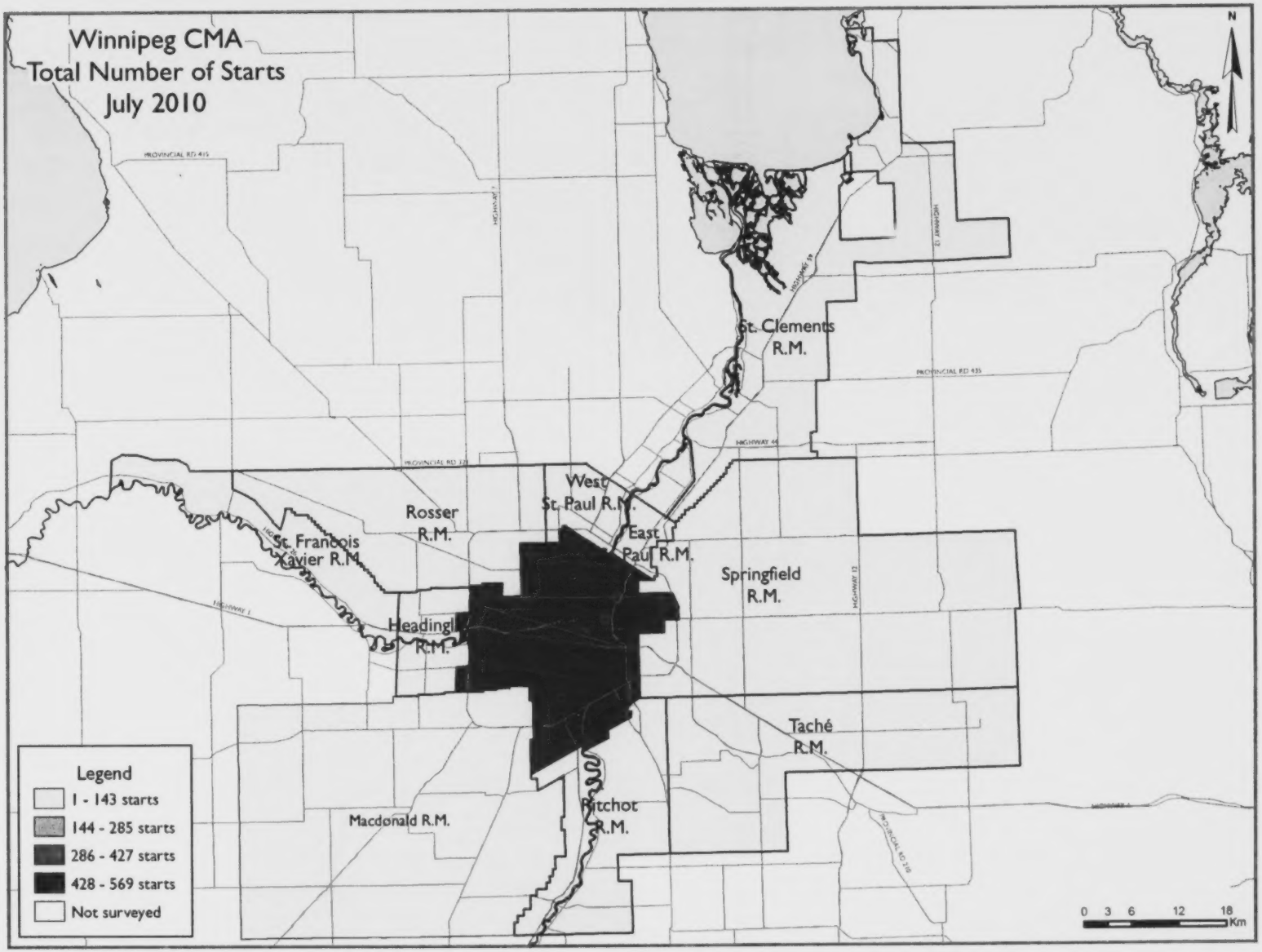
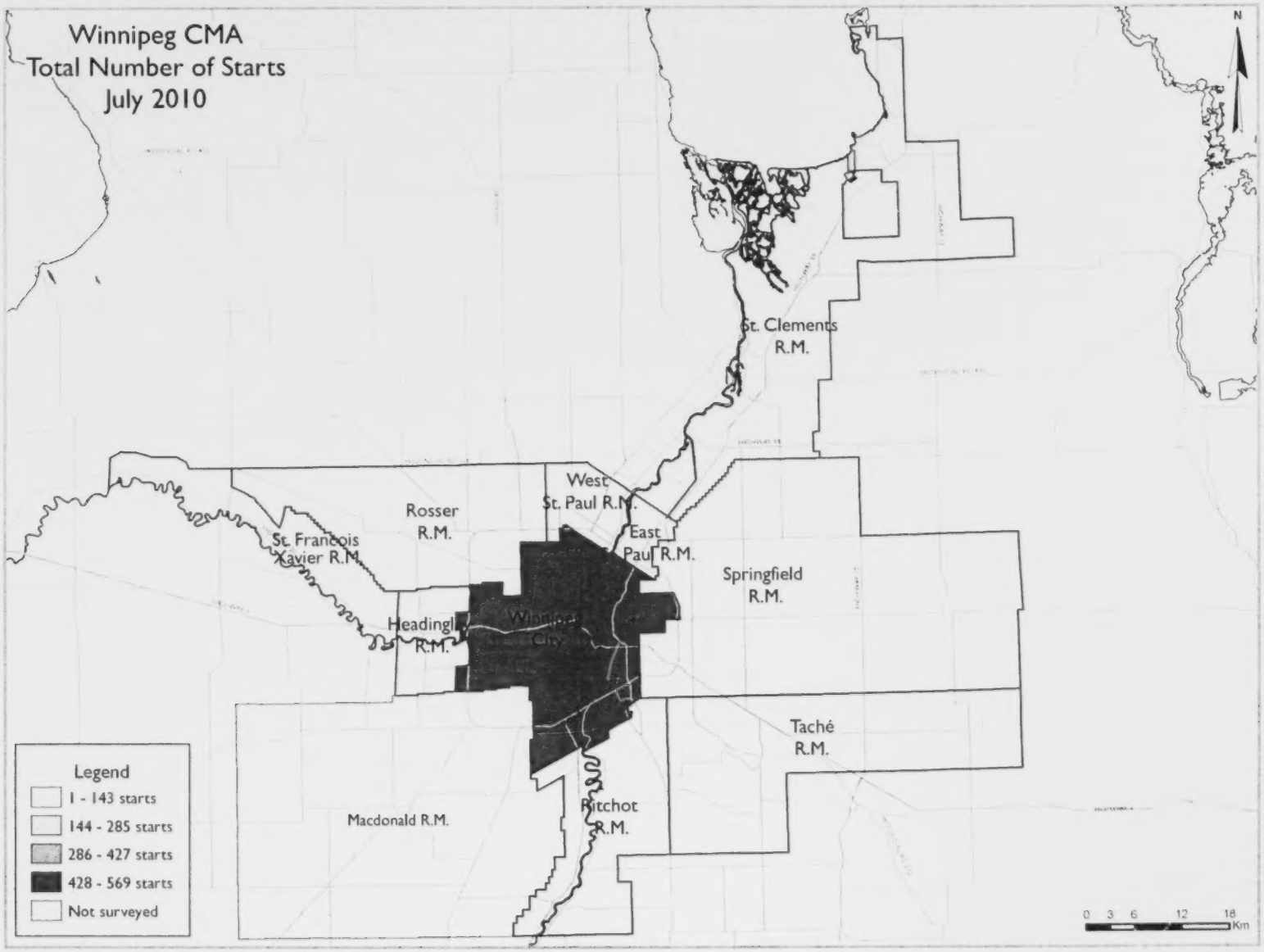
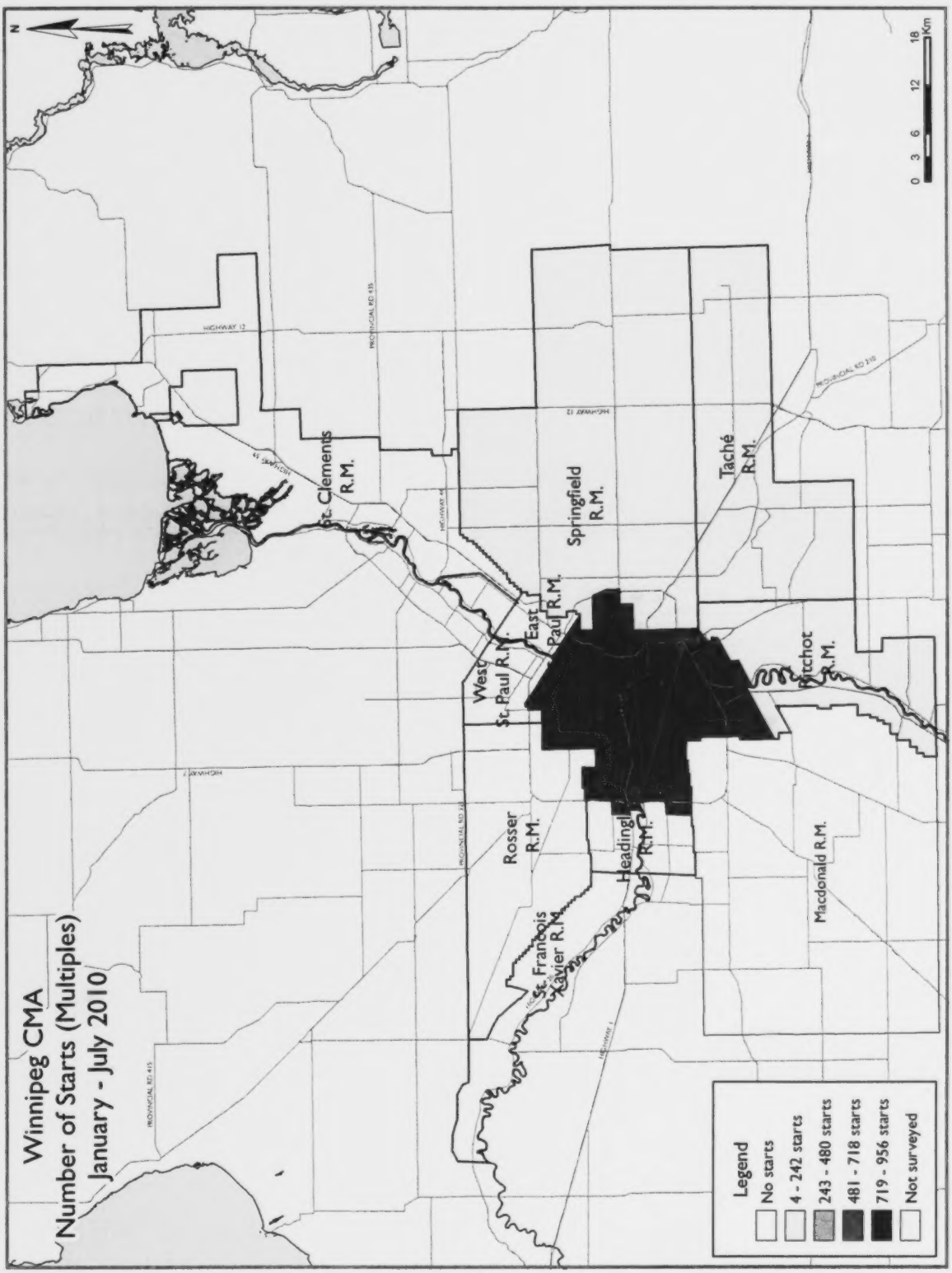
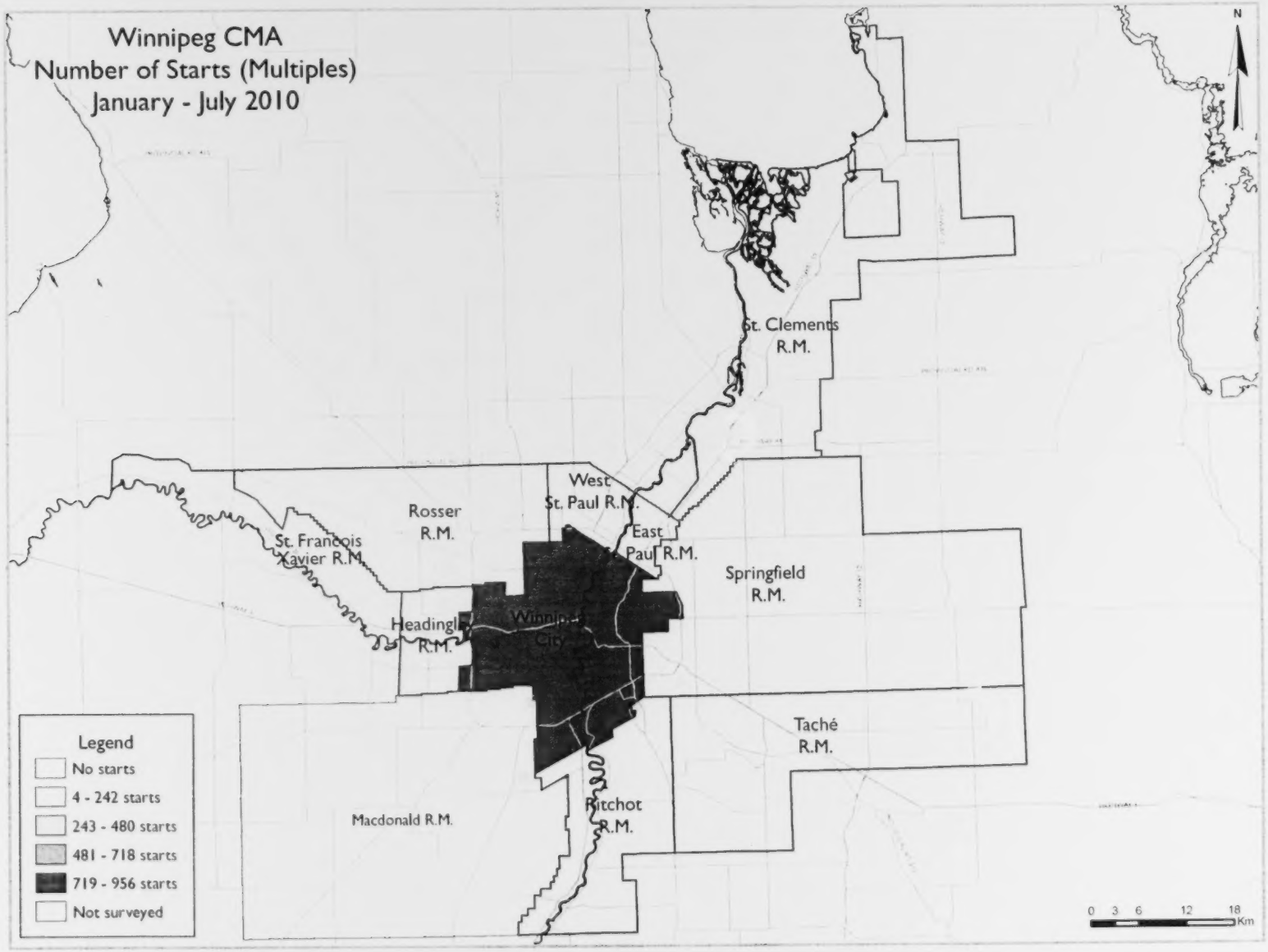

Winnipeg CMA
Number of Starts (Singles)
July 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 35 starts
36 - 70 starts
71 - 104 starts
105 - 139 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
July 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 35 starts
36 - 70 starts
71 - 104 starts
105 - 139 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
July 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
1 - 143 starts
144 - 285 starts
286 - 427 starts
428 - 569 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
July 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 143 starts
144 - 285 starts
286 - 427 starts
428 - 569 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - July 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Pitchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 13
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
4 - 242 starts
243 - 480 starts
481 - 718 starts
719 - 956 starts
Not surveyed



Housing Now - Winnipeg CMA - Date Released - August 2010

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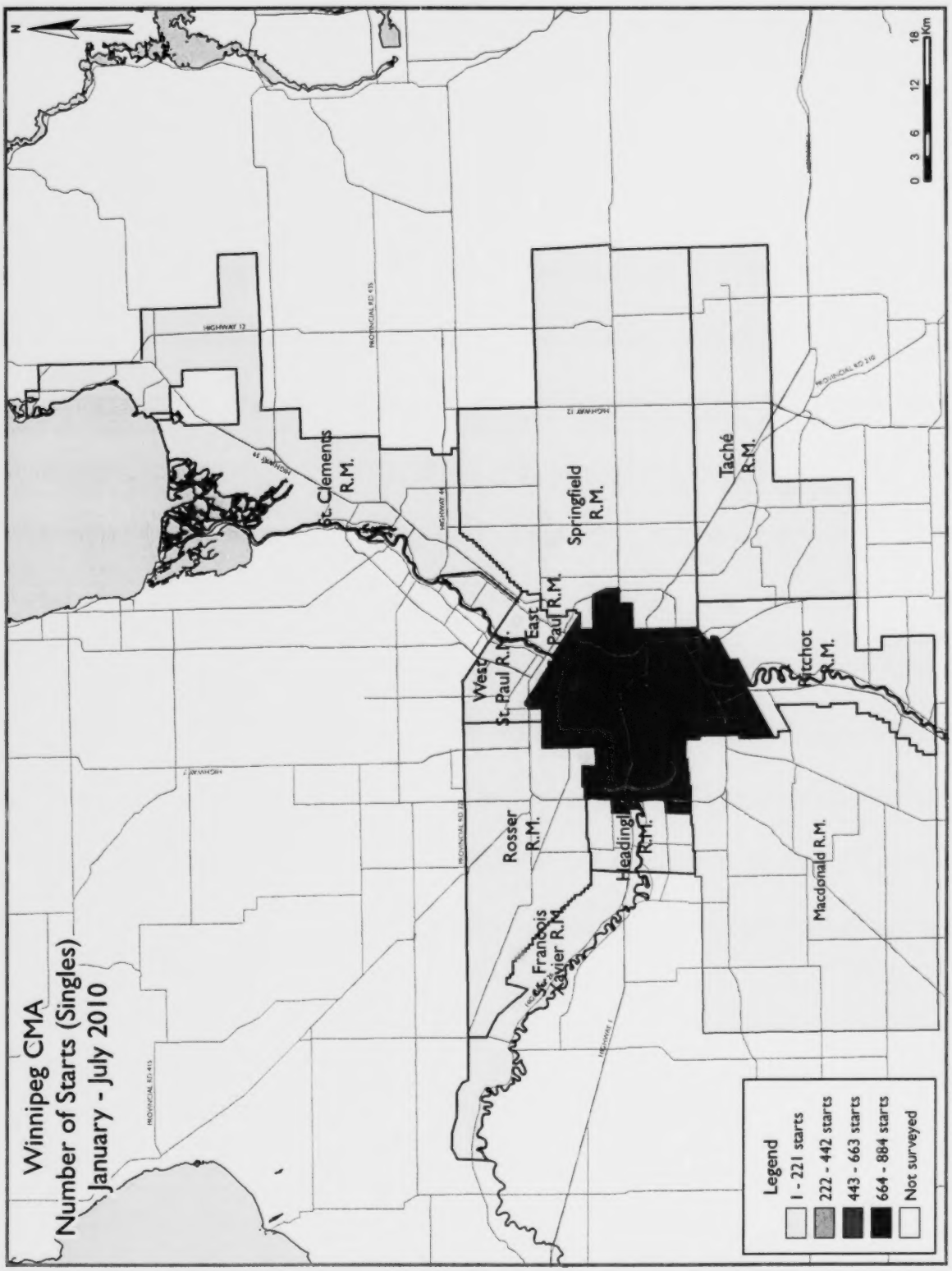
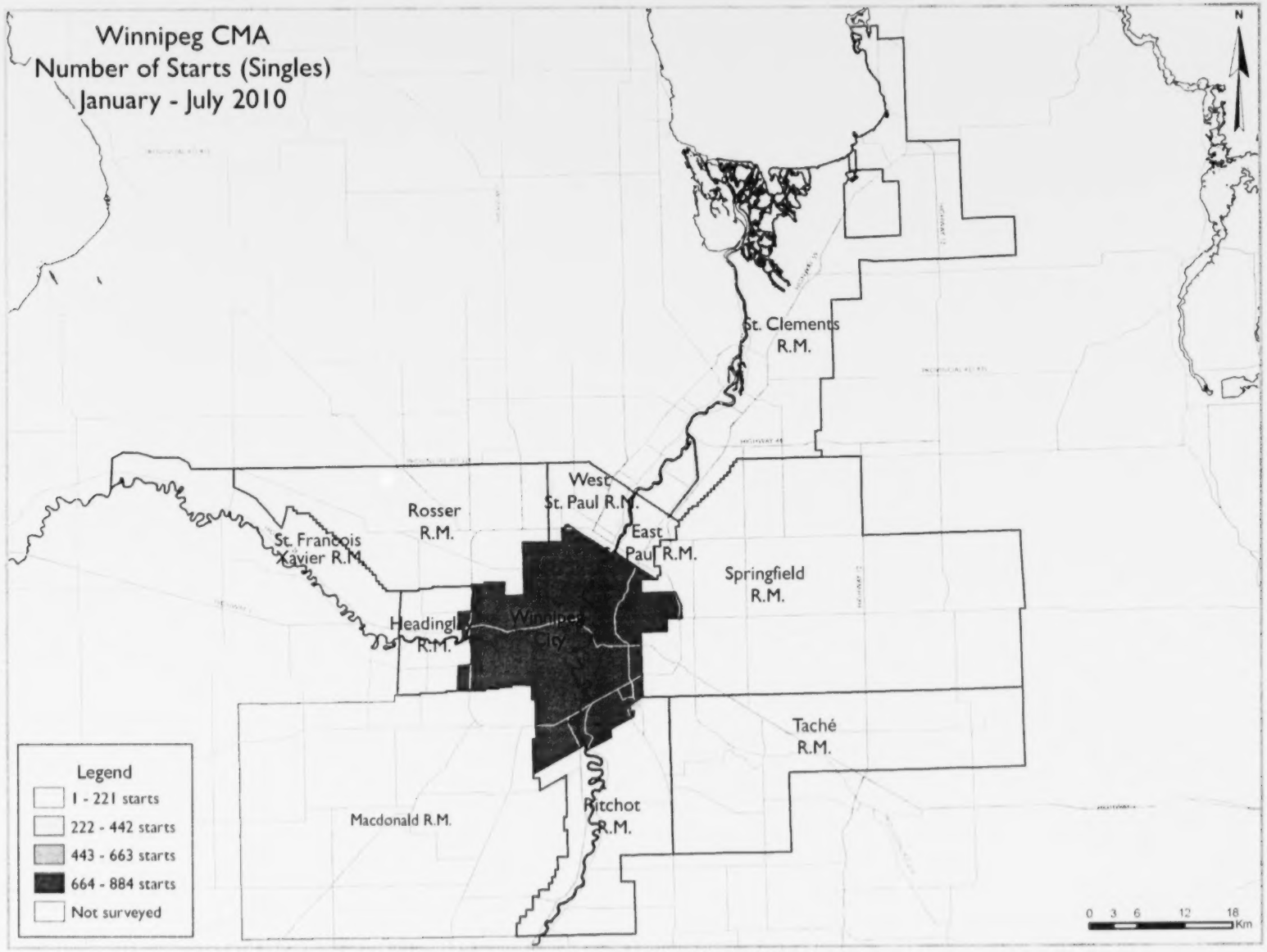
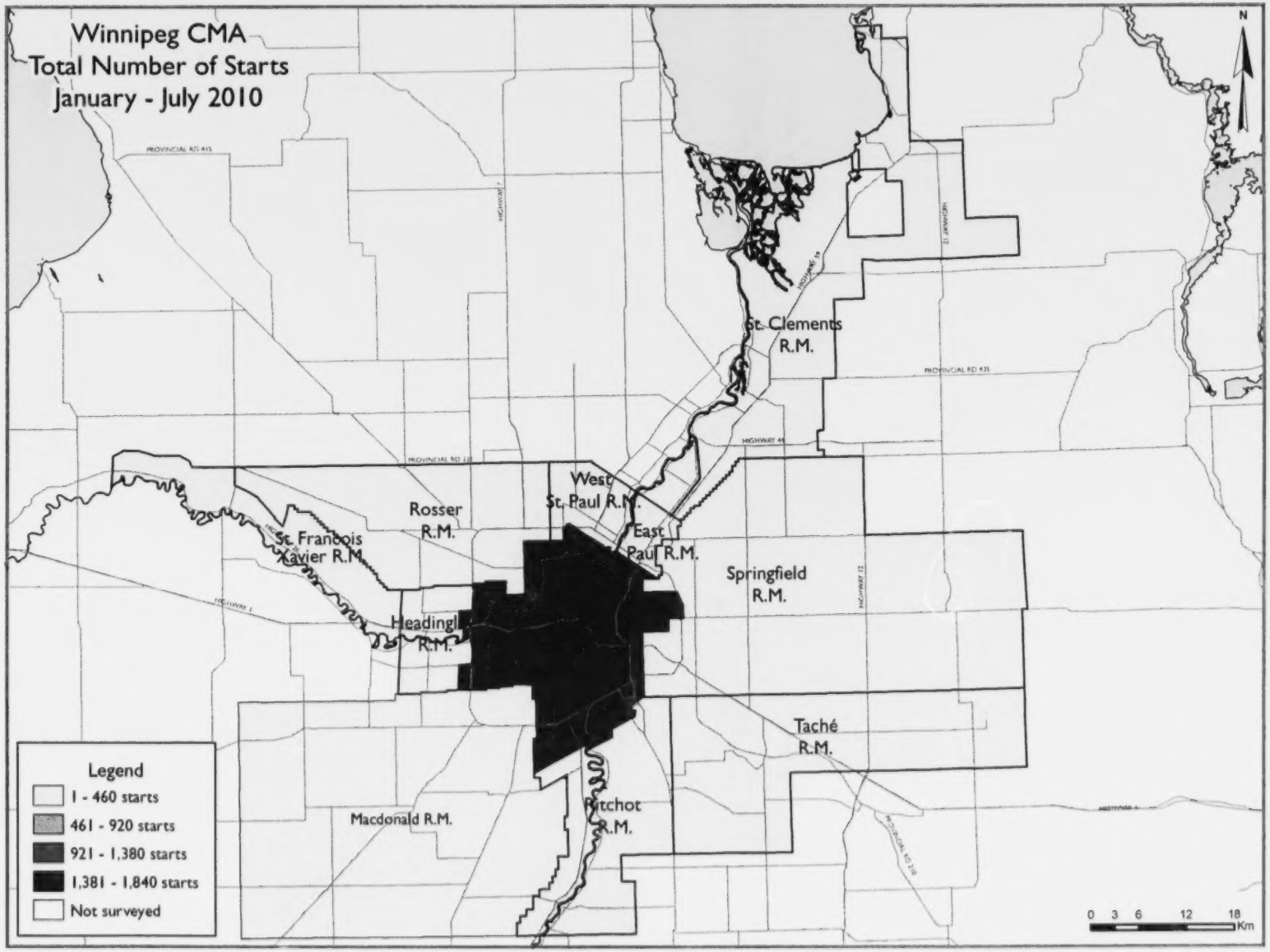
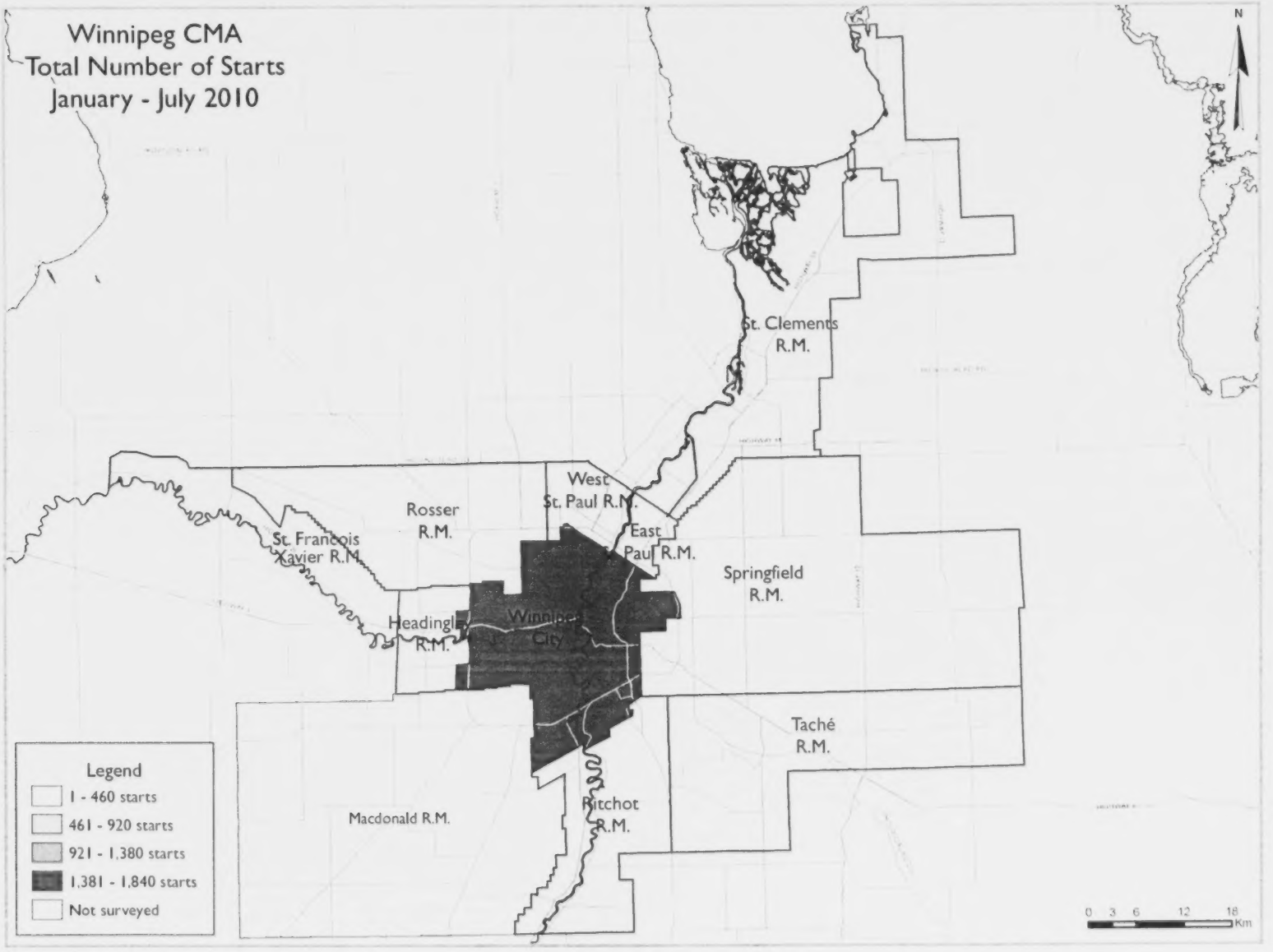

Winnipeg CMA
Number of Starts (Singles)
January - July 2010
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
1 - 221 starts
222 - 442 starts
443 - 663 starts
664 - 884 starts
Not surveyed


Winnipeg CMA
Number of Starts (Singles)
January - July 2010
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
East Paul R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 221 starts
222 - 442 starts
443 - 663 starts
664 - 884 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - July 2010
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingl R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 460 starts
461 - 920 starts
921 - 1,380 starts
1,381 - 1,840 starts
Not surveyed
0 3 6 12 18
Km



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HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	207	12	0	0	51	74	3	317	664
July 2009	160	2	0	5	10	0	0	0	177
% Change	29.4	**	n/a	-100.0	**	n/a	n/a	n/a	**
Year-to-date 2010	1,089	20	0	7	124	184	3	656	2,083
Year-to-date 2009	800	12	0	13	69	18	4	60	976
% Change	36.1	66.7	n/a	-46.2	79.7	**	-25.0	**	113.4
UNDER CONSTRUCTION									
July 2010	959	20	0	4	156	249	8	815	2,211
July 2009	647	12	0	9	72	538	0	154	1,432
% Change	48.2	66.7	n/a	-55.6	116.7	-53.7	n/a	**	54.4
COMPLETIONS									
July 2010	178	4	0	3	0	0	0	0	185
July 2009	194	0	0	6	7	0	0	0	231
% Change	-8.2	n/a	n/a	-50.0	-100.0	n/a	n/a	n/a	-19.9
Year-to-date 2010	856	10	0	9	30	159	3	95	1,162
Year-to-date 2009	993	14	0	12	84	172	4	167	1,470
% Change	-13.8	-28.6	n/a	-25.0	-64.3	-7.6	-25.0	-43.1	-21.0
COMPLETED & NOT ABSORBED									
July 2010	174	6	0	9	7	133	3	3	335
July 2009	230	6	0	10	19	94	4	142	505
% Change	-24.3	0.0	n/a	-10.0	-63.2	41.5	-25.0	-97.9	-33.7
ABSORBED									
July 2010	166	2	0	2	0	15	0	1	186
July 2009	236	0	0	3	6	32	0	59	360
% Change	-29.7	n/a	n/a	-33.3	-100.0	-53.1	n/a	-98.3	-48.3
Year-to-date 2010	831	8	4	11	39	172	0	151	1,216
Year-to-date 2009	1,032	8	0	12	77	208	0	199	1,560
% Change	-19.5	0.0	n/a	-8.3	-49.4	-17.3	n/a	-24.1	-22.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2010	139	6	0	0	33	74	0	317	569
July 2009	109	2	0	0	10	0	0	0	121
East St. Paul R.M.									
July 2010	4	0	0	0	0	0	0	0	4
July 2009	5	0	0	0	0	0	0	0	5
Headingley R.M.									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
July 2010	6	2	0	0	0	0	0	0	8
July 2009	1	0	0	0	0	0	0	0	1
Rosser R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2010	11	0	0	0	0	0	0	0	11
July 2009	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	3	0	0	0	0	0	0	0	3
Springfield R.M.									
July 2010	18	4	0	0	0	0	0	0	22
July 2009	14	0	0	5	0	0	0	0	19
Tache R.M.									
July 2010	7	0	0	0	18	0	3	0	28
July 2009	9	0	0	0	0	0	0	0	9
West St. Paul R.M.									
July 2010	5	0	0	0	0	0	0	0	5
July 2009	9	0	0	0	0	0	0	0	9
Winnipeg CMA									
July 2010	207	12	0	0	51	74	3	317	664
July 2009	160	2	0	5	10	0	0	0	177

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2010	727	12	0	1	138	249	5	815	1,947
July 2009	459	12	0	2	72	538	0	154	1,237
East St. Paul R.M.									
July 2010	14	0	0	2	0	0	0	0	16
July 2009	10	0	0	0	0	0	0	0	10
Headingley R.M.									
July 2010	10	0	0	1	0	0	0	0	11
July 2009	13	0	0	0	0	0	0	0	13
MacDonald R.M.									
July 2010	29	0	0	0	0	0	0	0	29
July 2009	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
July 2010	17	4	0	0	0	0	0	0	21
July 2009	9	0	0	0	0	0	0	0	9
Rosser R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2010	46	0	0	0	0	0	0	0	46
July 2009	41	0	0	0	0	0	0	0	41
St. Francois Xavier R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	5	0	0	0	0	0	0	0	5
Springfield R.M.									
July 2010	52	4	0	0	0	0	0	0	56
July 2009	40	0	0	7	0	0	0	0	47
Tache R.M.									
July 2010	35	0	0	0	18	0	3	0	56
July 2009	36	0	0	0	0	0	0	0	36
West St. Paul R.M.									
July 2010	23	0	0	0	0	0	0	0	23
July 2009	23	0	0	0	0	0	0	0	23
Winnipeg CMA									
July 2010	959	20	0	4	156	249	8	815	2,211
July 2009	647	12	0	9	72	538	0	154	1,432

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2010	146	4	0	1	0	0	0	0	151
July 2009	146	0	0	0	7	0	0	0	177
East St. Paul R.M.									
July 2010	2	0	0	1	0	0	0	0	3
July 2009	4	0	0	0	0	0	0	0	4
Headingley R.M.									
July 2010	1	0	0	1	0	0	0	0	2
July 2009	4	0	0	2	0	0	0	0	6
Macdonald R.M.									
July 2010	6	0	0	0	0	0	0	0	6
July 2009	3	0	0	1	0	0	0	0	4
Ritchot R.M.									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	4	0	0	0	0	0	0	0	4
Rosser R.M.									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2010	4	0	0	0	0	0	0	0	4
July 2009	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2010	9	0	0	0	0	0	0	0	9
July 2009	15	0	0	3	0	0	0	0	18
Tache R.M.									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2010	5	0	0	0	0	0	0	0	5
July 2009	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2010	178	4	0	3	0	0	0	0	185
July 2009	194	0	0	6	7	0	0	0	231

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2010	154	4	0	1	6	129	0	3	297
July 2009	191	6	0	0	18	88	0	142	445
East St. Paul R.M.									
July 2010	1	0	0	5	0	0	0	0	6
July 2009	6	0	0	5	0	0	0	0	11
Headingley R.M.									
July 2010	2	0	0	2	0	0	0	0	4
July 2009	6	0	0	1	0	0	0	0	7
MacDonald R.M.									
July 2010	7	0	0	0	0	0	0	0	7
July 2009	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	5	0	0	0	0	0	0	0	5
Rosser R.M.									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2010	2	0	0	0	0	4	0	0	6
July 2009	1	0	0	0	0	6	0	0	7
St. Francois Xavier R.M.									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2010	3	2	0	1	0	0	0	0	6
July 2009	12	0	0	4	0	0	0	0	16
Tache R.M.									
July 2010	0	0	0	0	1	0	3	0	4
July 2009	3	0	0	0	1	0	4	0	8
West St. Paul R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
July 2010	174	6	0	9	7	133	3	3	335
July 2009	230	6	0	10	19	94	4	142	505

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2010	140	2	0	1	0	14	0	1	158
July 2009	175	0	0	0	6	32	0	59	296
East St. Paul R.M.									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	6	0	0	0	0	0	0	0	6
Headingley R.M.									
July 2010	0	0	0	1	0	0	0	0	1
July 2009	5	0	0	1	0	0	0	0	6
MacDonald R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	7	0	0	1	0	0	0	0	8
Ritchot R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	6	0	0	0	0	0	0	0	6
Rosser R.M.									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
July 2010	2	0	0	0	0	1	0	0	3
July 2009	8	0	0	0	0	0	0	0	8
St. Francois Xavier R.M.									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2010	10	0	0	0	0	0	0	0	10
July 2009	16	0	0	1	0	0	0	0	17
Tache R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
July 2010	3	0	0	0	0	0	0	0	3
July 2009	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
July 2010	166	2	0	2	0	15	0	1	186
July 2009	236	0	0	3	6	32	0	59	360

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473
% Change	3.1	**	-100.0	-16.0	67.7	n/a	n/a	6.1	11.8
2000	1,160	2	8	50	31	0	0	66	1,317

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Winnipeg City	139	109	6	4	33	8	391	0	569	121	**
East St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Headingley R.M.	2	0	0	0	0	0	0	0	2	0	n/a
MacDonald R.M.	11	3	0	0	0	0	0	0	11	3	**
Ritchot R.M.	6	1	2	0	0	0	0	0	8	1	**
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	11	7	0	0	0	0	0	0	11	7	57.1
St. Francois Xavier R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Springfield R.M.	18	19	4	0	0	0	0	0	22	19	15.8
Tache R.M.	7	9	0	0	21	0	0	0	28	9	**
West St. Paul R.M.	5	9	0	0	0	0	0	0	5	9	-44.4
Winnipeg CMA	207	165	12	4	54	8	391	0	664	177	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	884	633	16	22	100	59	840	78	1,840	792	132.3
East St. Paul R.M.	19	12	0	0	0	0	0	0	19	12	58.3
Headingley R.M.	12	12	0	0	0	0	0	0	12	12	0.0
MacDonald R.M.	32	17	0	0	0	0	0	0	32	17	88.2
Ritchot R.M.	20	7	4	0	0	0	0	0	24	7	**
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	31	30	0	0	0	0	0	0	31	30	3.3
St. Francois Xavier R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Springfield R.M.	47	45	6	0	0	0	0	0	53	45	17.8
Tache R.M.	27	39	0	0	21	4	0	0	48	43	11.6
West St. Paul R.M.	20	14	0	0	0	0	0	0	20	14	42.9
Winnipeg CMA	1,096	813	26	22	121	63	840	78	2,083	976	113.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Winnipeg City	33	8	0	0	74	0	317	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	18	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**51**	**8**	**3**	**0**	**74**	**0**	**317**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	100	59	0	0	184	18	656	60
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	18	0	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**118**	**59**	**3**	**4**	**184**	**18**	**656**	**60**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Winnipeg City	145	111	107	10	317	0	569	121
East St. Paul R.M.	4	5	0	0	0	0	4	5
Headingley R.M.	2	0	0	0	0	0	2	0
MacDonald R.M.	11	3	0	0	0	0	11	3
Ritchot R.M.	8	1	0	0	0	0	8	1
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	11	7	0	0	0	0	11	7
St. Francois Xavier R.M.	1	3	0	0	0	0	1	3
Springfield R.M.	22	14	0	5	0	0	22	19
Tache R.M.	7	9	18	0	3	0	28	9
West St. Paul R.M.	5	9	0	0	0	0	5	9
Winnipeg CMA	219	162	125	15	320	0	664	177

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	892	643	292	89	656	60	1,840	792
East St. Paul R.M.	16	12	3	0	0	0	19	12
Headingley R.M.	10	11	2	1	0	0	12	12
MacDonald R.M.	32	16	0	1	0	0	32	17
Ritchot R.M.	24	7	0	0	0	0	24	7
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	31	30	0	0	0	0	31	30
St. Francois Xavier R.M.	1	4	0	0	0	0	1	4
Springfield R.M.	53	36	0	9	0	0	53	45
Tache R.M.	27	39	18	0	3	4	48	43
West St. Paul R.M.	20	14	0	0	0	0	20	14
Winnipeg CMA	1,109	812	315	100	659	64	2,083	976

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Winnipeg City	147	146	4	0	0	7	0	24	151	177	-14.7
East St. Paul R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Headingley R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
MacDonald R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Ritchot R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	9	18	0	0	0	0	0	0	9	18	-50.0
Tache R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
West St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Winnipeg CMA	181	200	4	0	0	7	0	24	185	231	-19.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Winnipeg City	706	753	12	16	22	80	254	333	994	1,182	-15.9
East St. Paul R.M.	15	20	0	0	0	0	0	0	15	20	-25.0
Headingley R.M.	12	27	0	0	0	0	0	0	12	27	-55.6
MacDonald R.M.	22	20	0	0	0	0	0	0	22	20	10.0
Ritchot R.M.	9	20	2	0	0	0	0	0	11	20	-45.0
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	19	34	0	0	0	0	0	30	19	64	-70.3
St. Francois Xavier R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
Springfield R.M.	42	64	4	0	0	0	0	0	46	64	-28.1
Tache R.M.	24	47	0	2	3	4	0	0	27	53	-49.1
West St. Paul R.M.	14	14	0	0	0	0	0	0	14	14	0.0
Winnipeg CMA	865	1,005	18	18	25	84	254	363	1,162	1,470	-21.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Winnipeg City	0	7	0	0	0	0	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	22	80	0	0	159	142	95	167
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	**22**	**80**	**3**	**4**	**159**	**172**	**95**	**167**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Winnipeg City	150	146	1	7	0	0	151	177
East St. Paul R.M.	2	4	1	0	0	0	3	4
Headingley R.M.	1	4	1	2	0	0	2	6
MacDonald R.M.	6	3	0	1	0	0	6	4
Ritchot R.M.	2	4	0	0	0	0	2	4
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	4	9	0	0	0	0	4	9
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	9	15	0	3	0	0	9	18
Tache R.M.	2	7	0	0	0	0	2	7
West St. Paul R.M.	5	0	0	0	0	0	5	0
Winnipeg CMA	**182**	**194**	**3**	**13**	**0**	**0**	**185**	**231**

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Winnipeg City	708	764	191	227	95	167	994	1,182
East St. Paul R.M.	13	20	2	0	0	0	15	20
Headingley R.M.	9	21	3	6	0	0	12	27
MacDonald R.M.	22	19	0	1	0	0	22	20
Ritchot R.M.	11	20	0	0	0	0	11	20
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	19	34	0	30	0	0	19	64
St. Francois Xavier R.M.	2	4	0	0	0	0	2	4
Springfield R.M.	44	60	2	4	0	0	46	64
Tache R.M.	24	49	0	0	3	4	27	53
West St. Paul R.M.	14	14	0	0	0	0	14	14
Winnipeg CMA	**866**	**1,007**	**198**	**268**	**98**	**171**	**1,162**	**1,470**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2010	19	13.6	42	30.0	42	30.0	12	8.6	25	17.9	140	335,257	372,055
July 2009	43	24.9	45	26.0	24	13.9	28	16.2	33	19.1	173	323,207	362,846
Year-to-date 2010	110	16.7	189	28.7	178	27.1	60	9.1	121	18.4	658	333,789	363,692
Year-to-date 2009	179	23.5	213	28.0	124	16.3	110	14.4	136	17.8	762	320,500	352,641
East St. Paul R.M.													
July 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	511,028	555,319
Year-to-date 2009	0	0.0	1	2.9	2	5.9	7	20.6	24	70.6	34	543,131	591,447
Headingley R.M.													
July 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2009	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	2	22.2	1	11.1	6	66.7	9	--	--
Year-to-date 2009	0	0.0	1	3.8	13	50.0	2	7.7	10	38.5	26	358,450	483,685
MacDonald R.M.													
July 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
July 2009	2	25.0	3	37.5	2	25.0	0	0.0	1	12.5	8	--	--
Year-to-date 2010	2	10.5	7	36.8	1	5.3	4	21.1	5	26.3	19	325,000	377,904
Year-to-date 2009	6	23.1	7	26.9	9	34.6	1	3.8	3	11.5	26	330,087	360,292
Ritchot R.M.													
July 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
July 2009	0	0.0	4	66.7	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2010	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2009	5	23.8	9	42.9	1	4.8	2	9.5	4	19.0	21	299,900	329,002
Rosser R.M.													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
St. Clements R.M.													
July 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
July 2009	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	1	11.1	2	22.2	1	11.1	5	55.6	0	0.0	9	--	--
Year-to-date 2009	7	20.6	9	26.5	6	17.6	6	17.6	6	17.6	34	340,000	338,426
St. Francois Xavier R.M.													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2010	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	--	--
July 2009	2	12.5	2	12.5	4	25.0	4	25.0	4	25.0	16	373,950	386,029
Year-to-date 2010	0	0.0	12	40.0	3	10.0	9	30.0	6	20.0	30	361,480	381,533
Year-to-date 2009	7	12.3	11	19.3	14	24.6	12	21.1	13	22.8	57	358,600	379,317
Tache R.M.													
July 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
July 2009	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2010	4	23.5	3	17.6	4	23.5	2	11.8	4	23.5	17	329,900	370,440
Year-to-date 2009	10	20.8	17	35.4	11	22.9	6	12.5	4	8.3	48	307,730	329,904
West St. Paul R.M.													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2009	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	--	--
Year-to-date 2009	2	9.5	4	19.0	6	28.6	4	19.0	5	23.8	21	329,000	382,862
Winnipeg CMA													
July 2010	20	12.5	46	28.8	47	29.4	19	11.9	28	17.5	160	339,150	375,861
July 2009	50	21.9	59	25.9	34	14.9	38	16.7	47	20.6	228	329,500	368,326
Year-to-date 2010	120	15.6	214	27.8	193	25.0	88	11.4	156	20.2	771	336,700	371,022
Year-to-date 2009	217	21.0	275	26.6	186	18.0	150	14.5	205	19.8	1,033	330,000	363,838

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2010

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Winnipeg City	372,055	362,846	2.5	363,692	352,641	3.1
East St. Paul R.M.	--	--	n/a	555,319	591,447	-6.1
Headingley R.M.	--	--	n/a	--	483,685	n/a
MacDonald R.M.	--	--	n/a	377,904	360,292	4.9
Ritchot R.M.	--	--	n/a	--	329,002	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	338,426	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	386,029	n/a	381,533	379,317	0.6
Tache R.M.	--	--	n/a	370,440	329,904	12.3
West St. Paul R.M.	--	--	n/a	--	382,862	n/a
Winnipeg CMA	375,861	368,326	2.0	371,022	363,838	2.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
July 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	501	-3.7	1,013	956	1,427	71.0	183,873	5.1	197,947
	February	621	-13.0	896	1,048	1,408	63.6	194,588	5.9	199,371
	March	869	-5.3	874	1,393	1,312	66.6	211,409	3.9	209,977
	April	1,087	-12.8	914	1,567	1,260	72.5	212,541	1.3	199,931
	May	1,301	-11.7	947	1,851	1,298	73.0	208,806	-1.0	199,093
	June	1,416	-4.6	926	1,893	1,270	72.9	212,542	3.0	203,157
	July	1,300	-3.3	968	1,497	1,230	78.7	206,135	5.2	209,927
	August	1,080	-1.8	965	1,391	1,243	77.6	207,389	8.6	210,928
	September	1,049	2.0	962	1,388	1,224	78.6	209,593	9.6	216,602
	October	924	-1.0	956	1,104	1,190	80.3	210,618	10.6	214,893
	November	793	27.9	1,036	925	1,309	79.1	202,129	10.9	212,286
	December	568	20.3	1,052	465	1,308	80.4	209,963	14.9	212,667
2010	January	457	-8.8	975	848	1,305	74.7	213,134	15.9	227,005
	February	671	8.1	981	1,051	1,371	71.6	215,230	10.6	222,060
	March	1,030	18.5	988	1,558	1,432	69.0	227,167	7.5	225,214
	April	1,242	14.3	1,033	1,958	1,524	67.8	236,574	11.3	223,582
	May	1,342	3.2	966	1,970	1,316	73.4	237,696	13.8	224,618
	June	1,369	-3.3	922	1,670	1,205	76.5	233,568	9.9	228,617
	July	1,127	-13.3	913	1,438	1,281	71.3	225,191	9.2	226,870
	August									
	September									
	October									
	November									
	December									
	Q2 2009	3,804	-9.5		5,311			211,264	1.1	
	Q2 2010	3,953	3.9		5,598			235,914	11.7	
	YTD 2009	7,095	-7.9		10,205			206,948	2.8	
	YTD 2010	7,238	2.0		10,493			229,644	11.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2010

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	181.4	112.3	398	4.5	70.8	719
	February	627	5.00	5.79	181.4	113.0	398	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	396	4.9	70.7	735
	April	596	3.90	5.25	181.4	113.5	395	5.0	70.5	738
	May	596	3.90	5.25	182.0	114.2	394	4.9	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	5.1	70.2	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85	183.1	114.3	396	6.0	70.9	734
	September	610	3.70	5.49	183.3	114.3	397	5.9	70.9	732
	October	630	3.80	5.84	183.3	114.2	397	6.0	70.9	736
	November	616	3.60	5.59	183.5	114.5	396	5.4	70.3	737
	December	610	3.60	5.49	184.1	114.0	395	5.6	70.2	737
2010	January	610	3.60	5.49	185.3	114.1	396	5.5	70.1	732
	February	604	3.60	5.39	188.8	114.4	396	5.6	70.1	733
	March	631	3.60	5.85	189.6	114.5	397	5.5	70.1	731
	April	655	3.80	6.25	190.3	114.6	398	5.4	70.2	731
	May	639	3.70	5.99	190.7	114.8	400	5.7	70.7	734
	June	633	3.60	5.89	191.6	114.6	402	5.8	71.0	744
	July	627	3.50	5.79		114.5	403	6.1	71.3	754
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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